

Item No 6	59-63 Summerdown Road	190794
Nothing further to add.		

Item No 7	Land Adjacent to Broadwater Way	190812
-----------	---------------------------------	--------

Additional comments

45 Victoria Drive – Supports the application, stating this is a much needed school and the need for the school outweighs disruption.

Natural England – Consider that the proposed development will not have significant adverse impacts on statutory protected nature conservation sites or landscapes.

Recommendation

1. Subject to the Planning Committee resolving to grant planning permission, *and Sport England sustaining their objection* then the application shall be referred to the Government Office to establish if Secretary of State wishes to call in the application for their determination.
2. Subject to *Sport England withdrawing their objection*, or the Secretary of State not calling in the application then the application be granted planning permission subject to a S106 legal agreement relating to, sports pitch mitigation, local labour obligations, Traffic Regulation Order for Yellow lines on the access road, submission and monitoring of the Travel Plan.
3. If no meaningful progress is made on the S106 within 3 months of *either Sport England withdrawing their objection or the Secretary of State's response* then to delegate to the Head of Planning to refuse the application.

Conditions:-

Amend condition 10, to state: Detailed surface water drainage drawings and calculations *to be submitted before any construction commences on site....*

Reason: To ensure effective surface water management.

Condition 11 amended to include the following reason;

Reason: To ensure effective surface water management.

Condition 12 amended to include the following reason;

Reason: To ensure the Surface Water Drainage System is managed in perpetuity.

Condition 13 amended to state: Details of measures to manage flood risk, both on and off the site, during the construction phase shall be submitted to and approved in writing by the Local Planning Authority before any construction commences on site.

Reason: To ensure satisfactory management of flood risk.

Condition 14 amended to include the following reason;  
Reason: To ensure effective surface water management.

Condition 15 amended to state: The development shall not become occupied until details of the layout of the new access and the specification for its construction which shall include details of *visibility splays*, pedestrian crossing, gateway, footway link, position of Double Yellow Lines, have been submitted to, approved in writing by the Planning Authority in consultation with the Highway Authority and the construction of the access has been completed in accordance with the agreed specification.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

Condition 16 amended to state: The access shall not be used until visibility splays approved by details submitted in relation to condition 15 are provided in both directions and these shall be maintained thereafter for the life of the development.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

Item No 8	Wood Winton	190861
-----------	-------------	--------

Nothing further to add.

Item No 9	60 Avard Crescent	190861
-----------	-------------------	--------

To clarify the report:

The development complies with the criteria of Class C, Part 1, Schedule 2 of the Town and Country Planning.

The legislation allows for the erection of an extension on a semi-detached property up to the following external dimensions;

Depth 3m – the proposal is 1.5m

Eaves Height 3m (within 2m of the boundary) – the proposal is 2.7

Total Height 4m – the proposal is 3.9m